



**COMMUNITY & ECONOMIC  
DEVELOPMENT  
PLANNING & LAND USE  
DIVISION**



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**TO LEARN MORE**

To learn more about any proposal listed on this docket, contact the City's Associate Planner, Amy Rusko at 360.403.3550 or [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

**TO COMMENT**

You may provide the City with comment on any docket proposal by submitting your written comments to Associate Planner Amy Rusko at [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov) or by mail 18204 59<sup>th</sup> Ave NE, Arlington, WA 98223. The comment period for items on this preliminary docket proposal ends February 21, 2017.

# 2017 Preliminary Comprehensive Plan Admendment Docket

## PRIVATELY INITIATED PROPOSALS

1. **Type:** Land Use Map Amendment & Concurrent Rezone

**Applicant:** Greg Stewart (Stewart Rezone)

**Site Address:** 606 Highland Drive

**File №:** PLN#274

**Date Applied:** September 29, 2016

**Tax Parcel №:** 31051100401700, 31051100401701, 31051100401600, 31051100401500, 31051100405900, 31051100401000, 31051100401100, 31051100400900

**Description:** The Applicant is requesting the City rezone 1/3 of his 2 acre parcel within the City from Residential Moderate Density to Residential High Density. The existing zoning has split this parcel with 2/3 of the parcel already Residential High Density and 1/3 of the parcel as Residential Moderate Density. Additional parcels were included within this rezone to eliminate the same split zoning that exists upon multiple parcels and to reduce the result of enhancing a spot rezone. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended.

2. **Type:** Land Use Map Amendment & Concurrent Rezone

**Applicant:** Supinder Gill (Gill Riar Family Rezone)

**Site Address:** 7103 172<sup>nd</sup> Street NE

**File №:** PLN#292

**Date Applied:** December 7, 2016

**Tax Parcel №:** 31052300301700, 3105230301400, 31052301800, 31052300302200, 31052300302300, 31052300302400, 31052300301900, 31052300300900

**Description:** The Applicant is requesting the City rezone their combined 7.23 acres situated on 3 parcels within the City from Residential Low/Moderate Density to Residential High Density. Additional parcels were included within this rezone to eliminate a potential result of a spot rezone. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended.

3. **Type:** Land Use Map Amendment & Concurrent Rezone

**Applicant:** AVS Communities (Villas at Arlington Rezone)

**Site Address:** 18506 Smokey Point Boulevard

**File №:** PLN#313

**Date Applied:** January 19, 2017

**Tax Parcel №:** 31052000104100, 31052000104200, 31052000100800, 31052000100900

**Description:** The Applicant is requesting the City rezone their combined 13.60 acres situated on 3 parcels within the City from Residential Moderate Density to Residential High Density. An additional parcel was included within this rezone to eliminate the potential of a spot rezone of the neighboring property. Residential High Density is located directly to the south of this property and would be an extension of that zone. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and the City's Official Zoning Map would need to be amended.

The City of Arlington's Comprehensive Plan was granted "Conditional Certification" by the Puget Sound Regional Council pending changes to the Buildable Lands and Target Population sections. The following amendments will allow full certification of the Comprehensive Plan.

#### **CITY INITIATED PROPOSALS**

1. **Type:** Comprehensive Plan Amendment

**Applicant:** City of Arlington

**File No:** PLN#302

**Description:** Chapter changes related to the proposed Urban Growth Area – ARL3 (King-Thompson) proposed UGA expansion on Snohomish County Docket XVII dated March 2013 and withdrawn in May 2016 by the City of Arlington. The Comprehensive Plan Amendments are necessary to remove language adopted during the 2015 Comprehensive Plan update, which included the UGA expansion known as ARL3 (King-Thompson)

**(a) Applicable Sections:**

Chapter 1, Section 1.4 Implementation Program – UGA Boundaries  
Chapter 1, Section 1.4 Implementation Program – Neighborhood Plans  
Chapter 1, Section 1.4 Implementation Program – Transportation  
Chapter 1, Section 1.10 The Past and Present – UGA Expansion  
Chapter 4, Section 4.5 2015 Urban Growth Area – UGA Expansion  
Chapter 4, Section 4.6 Future Growth Areas – UGA Expansion  
Chapter 4, Section 4.8 Neighborhood Planning Subareas – King-Thompson  
Chapter 5, Section 5.1 Purpose of This Chapter – King-Thompson  
Chapter 5, Section 5.7 Major Land Use Considerations – UGA Expansion  
Chapter 5, Table 5-1 Land Use Designation – ARL3  
Chapter 5, Section 5.9 Land Capacity Analysis – King-Thompson/ARL3  
Chapter 5, Table 5.4 Housing Unit Needs – UGA  
Chapter 5, Table 5.5 Available Land Capacity – King-Thompson/ARL3  
Chapter 5, Section 5.15 Urban Growth Boundary Adjustment – UGA Expansion  
Chapter 6, Section 6.3 Future Needs – King-Thompson/ARL3

2. **Type:** Land Use and Zoning Map Amendments

**Applicant:** City of Arlington

**File No:** PLN#303

**Description:** Chapter 2 Maps and Figures changes regarding Official Land Use Map changes relating to King-Thompson/ARL3 UGA Expansion. The Zoning Map changes are necessary to remove the references to the UGA Expansion known as King-Thompson/ARL3. There are also proposed map changes from three private rezone requests, changing the RLMD designation to RMD designation and the removal of the TDR Overlay designation from the Burn Hill Subarea (Brekhus/Beach)

**a) Applicable Maps:**

Figure 2.2 Neighborhood Planning Subareas - King-Thompson  
Figure 2.3b Proposed Land Use Changes – King-Thompson area to RMD  
Figure 2.3b Proposed Land Use Changes – Change all RLMD zones to RMD  
Figure 2.3b Proposed Land Use Changes – Removal of TDR Overlay Designation  
Figure 2.3b Proposed Land Use Changes – Stewart Rezone  
Figure 2.3b Proposed Land Use Changes – Riar Family Rezone  
Figure 2.3b Proposed Land Use Changes – Villas at Arlington Rezone  
Figure 2.5 Proposed Official Street Plan – King-Thompson area

3. **Type:** Comprehensive Plan Amendment

**Applicant:** City of Arlington

**File №:** PLN#304

**Description:** Chapter changes related to the West Arlington Subarea Plan, known as the WASA. The Comprehensive Plan Amendments are necessary to remove the language and references to the WASA due to the buildable lands reconciliation. This area will be incorporated into the HMU Plan, of which the WASA was an attempt to do something similar with a future regulating and overlay plan. The HMU overlay and regulating plan will utilize Form Based Code as its governing principle and encompass all areas currently zoned Highway Commercial (HC), General Commercial (GC), Neighborhood Commercial (NC), and the Commercial Corridor Designation along Smokey Point Boulevard. Goals and Policies supporting this amendment; GO-3, GH-1, GH-5, GH-8, GL-4, GL-7, GT-5, PO-6.1, PH-2.1, PH-4.2, PH-5.1, PH-8.1, PL-1.7, PL-1.13, PL-4.3, PL-4.8, PL-7.2, PL-7.3, PL-8.1, PL-15.51.

**a) Applicable Sections:**

Chapter 1, Section 1.4 Implementation Program – WASA

Chapter 1, Section 1.4 Neighborhood Plans – WASA

Chapter 1, Section 1.5 Documents Adopted By Reference – WASA

Chapter 3, PL-15.45 – WASA Title and Policy

Chapter 4, Section 4.6 – Future Growth Areas – WASA

Chapter 4, Section 4.8 Neighborhood Planning Subareas – WASA

Chapter 4, Section 4.8 Neighborhood Planning Subareas – Form-based codes

Chapter 5, Table 5-1 West Arlington

Chapter 5, Section 5.14 Subarea Plans – WASA

4. **Type:** Comprehensive Plan Amendment

**Applicant:** City of Arlington

**File №:** PLN#305

**Description:** Chapter changes related to the Burn Hill Subarea and the TDR program (overlay designation). The TDR Pilot Program associated with the Brekhus/Beach area and the Inter-local Agreement (ILA) between Snohomish County and the City has been terminated. Current Countywide Planning Policies exempt residential dwellings from mandatory participation in the TDR program and therefore these amendments are necessary to be consistent with the CPP's.

**a) Applicable Sections:**

Chapter 1, Section 1.10 The Past And Present – Burn Hill TDR

Chapter 4, Section 4.5 Urban Growth Areas – TDR's

Chapter 4, Section 4.8 Neighborhood Planning Subareas – TDR's

Chapter 5, Section 5.1 Purpose Of This Chapter – TDR's

Chapter 5, Section 5.15 Urban Growth Boundary Adjustment – TDR's

5. **Type:** Comprehensive Plan Amendment

**Applicant:** City of Arlington

**File №:** PLN#306

**Description:** Several Comprehensive Plan Elements were deemed to be lacking after PSRC's review of the draft 2015 Comp Plan. These recommendations were adopted as part of the PSRC Work Plan in 2016 to address and add language to the Comprehensive Plan during the next update and to allow the plan to be officially approved rather than conditionally approved. Goals and Policies supporting this amendment; GT-5, PT-5.1, PT-5.2-9, GT-8, PT-8.3, PL-19.4, PL20.4, GP-5, PL-1.6, PL-15.8-34, GL-12, GL-12.1-8, GL-19, PL-19.1-5, PH-8.3, PH-8.2, PE-1.3, PE-1.5, PE-1.14, PE-7.1, PE-7.2, GL-21

**a) Applicable Elements:**

Chapter 4

Chapter 5

Chapter 6

Chapter 8

Chapter 9

6. **Type:** Comprehensive Plan Amendment

**Applicant:** City of Arlington

**File No:** PLN#307

**Description:** As part of the Buildable Lands Reasonable Measures and Reconciliation Process the Horizontal Mixed Use (HMU) Concept is being implemented to accommodate the need to comply with Vision 2040 and the Buildable Lands Analysis (BLA) per Snohomish County Ordinance 16-077. The City had insufficient land capacity to accommodate the 2035 population estimates and therefore had to reconcile this deficiency by other means besides a proposed UGA expansion. Also, the AHA Housing Profile for Arlington indicated a deficiency in the amount of diversified and multi-family housing available in the city. Implementing the Horizontal Mixed Use concept accommodates both of these deficiencies and allows for other Low Impact Design, Multi-Modal, Mass Transit or Transit Oriented Development (TOD) to occur in the proposed HMU Overlay areas. This also includes the removal of the Residential Low/Moderate Density designation, as the description no longer meets the intent of single family development throughout the City. Goals and Policies supporting this amendment; GO-3, GH-1, GH-5, GH-8, GL-4, GL-7, GT-5, PO-6.1, PH-2.1, PH-4.2, PH-5.1, PH-8.1, PL-1.7, PL-4.3, PL-4.8, PL-7.2, PL-7.3, PL-8.1, PL-15.51.

**a) Applicable Elements:**

Chapter 5, Section 5.6 Land Use Overlays (add HMU)

Chapter 5, Section 7.2 Residential Designations (remove Residential Low/Moderate Density)

7. **Type:** Comprehensive Plan Amendment

**Applicant:** City of Arlington

**File No:** PLN#308

**Description:** Affordable Housing and Urban Center Designation. This designation revolves around the multi-family property tax exemption, as outlined in Engrossed Second Substitute House Bill 1910. Goals and Policies supporting this amendment; GH-1, GHG-8, GL-7, PH-2.1, PH-4.2, PH-8.1, PH-8.3, PL-7.2, PL-7.3

**a) Applicable Elements:**

Chapter 4 Description of Planning Area, Section 4.8 Neighborhood Planning Subareas

8. **Type:** Land Use and Zoning Map Amendment and Annexation

**Applicant:** City of Arlington

**File No:** PLN#309

**Tax Parcel No:** 31050200300200, 00461804301100, 00461804300600, 31050200300400

**Description:** The City purchased this 51.53 acre property in 2000 with assistance from a Snohomish County Conservation futures grant. The intention was for passive recreation, open space and wetland restoration. The City built the Old Town Stormwater Wetland on the property that was completed in August 2011. The City applied to the Snohomish County Docketing process in October 2010 to include the property in the Arlington UGA. The docket was approved by Snohomish County Council in August 2013, and the property is now within the Arlington UGA.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR PRELIMINARY DOCKET AUTHORIZATION:

DATE:

2/2/2017

SIGNATURE:

Marc Hayes

MARC HAYES, COMMUNITY DEVELOPMENT DIRECTOR